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Report to the Colorado General Assembly:

SALES RATIO STUDY

PART ONE



COLORADO LEGISLATIVE COUNCIL

RESEARCH PUBLICATION NO. 62

SEPTEMBER, 1962

LEGISLATIVE COUNCIL

OF THE

COLORADO GENERAL ASSEMBLY

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During the sessions, the emphasis is on supplying legislators, on individual request, with personal memoranda, providing them with information needed to handle their own legislative problems. Reports and memoranda both give pertinent data in the form of facts, figures, arguments, and alternatives.

LEGISLATIVE COUNCIL
REPORT TO THE
COLORADO GENERAL ASSEMBLY

PART I
SALES RATIO REPORT
for
JANUARY 1, 1961 THROUGH DECEMBER 31, 1961
and
JANUARY, 1959 THROUGH DECEMBER, 1961

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LETTER OF TRANSMITTAL

September 27, 1962

MEMBERS COLORADO GENERAL ASSEMBLY

Dear Colleagues:

Transmitted herewith is Part I of the report on the sales ratio study conducted by the Legislative Council. This report presents sales ratio data for the period ending December 31, 1961, and for the period of 3 years ending December 31, 1961.

Part II of the sales ratio report, containing the detailed figures for each county by class of property for each of these periods, will be submitted prior to the legislative session of 1963.

This report has been prepared for the General Assembly pursuant to S.B. 30, passed in 1962 during the Second Regular Session of the Forty-third General Assembly.

Cordially,

/s/ Senator James E. Donnelly, Chairman
Colorado Legislative Council

FOREWORD

Senate Bill 30 passed at the Second Regular Session of the 43rd General Assembly directed the Legislative Council to "continue to conduct statistical studies of information derived from the certificates required to be filed...and to submit reports of such studies to the General Assembly.

This is the first part of a two-part report on the results of the sales ratio study for the year 1961 and for the three-year period ending December 31, 1961. Part I describes the method used in arriving at the sales ratio figures and gives the county ratio figures, the rural and urban ratio figures for each county, and the state-wide ratio by classes of property. Part II of the report will give detailed figures by class of property and by county.

Part I will be available for general distribution. The figures presented in Part II of the sales ratio report will include the number of conveyances in each property class, a frequency distribution showing the range of individual sales ratios and the sales ratios for all counties by class of property where sufficient sales occurred to permit the computation of sales ratios. The detailed data will be presented for the year 1961 and for the three years 1959-1961. The second part of the sales ratio report will not be available for wide distribution. However, those who are interested in the details can obtain copies from the Legislative Council.

As required by the terms of S.B. 30, the Legislative Council certified the sales ratio information to the State Department of Education on August 31, 1962.

The Legislative Council wishes to thank the county assessors, the clerks and recorders, and other public officials, as well as many private citizens and organizations, who cooperated with the staff in gathering the information reported herein.

Lyle C. Kyle
Director

September 27, 1962

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THE COLORADO SALES RATIO STUDY

January, 1959, Through December, 1961

In the second regular session of the 43rd General Assembly, the Legislative Council was directed to continue its sales ratio study and to report to the State Board of Education the urban sales ratio for the three-year period beginning January 1, 1959, and ending December 31, 1961, for each county in the state and for the state as a whole.¹

In view of the conviction that "a sound and equitable program of state support of education requires that real and personal property in the several counties and school districts of the state be uniformly and equitably assessed"² and the further conviction that significant differences in assessment levels³ existed, the General Assembly had selected the sales ratio method as one means of achieving increased uniformity in assessments and had directed the Legislative Council to make the Sales Ratio Study for 1957-1958; it had likewise directed the Council to make the study (a) for 1957-1959,⁴ (b) for 1957-1960,⁵ and (c) for the period of 3½ years ending December 31, 1960.⁶ Reports on these studies, in two parts each, were issued as of December in the three years 1958, 1959, and 1960 and as of September in 1961.⁷

1. S.B. 30, Second Session, 43rd General Assembly, 1962.
2. H.J.R. No. 31, First Session, 41st General Assembly, 1957.
3. An assessment level, as the term is used here, is a measure of the average relationship between the assessed value and the market value of a group of properties such as one-family dwellings, commercial properties, or all property classes combined in a county or in the state as a whole. For example, single family homes, as a class of property, may be assessed at 25 per cent of market value on an average and commercial properties, as a class, may be assessed at 35 per cent of market value. The two figures represent two different levels of assessment.
4. S.J.R. No. 21, First Session, 42nd General Assembly, 1959.
5. H.B. 96, Second Session, 42nd General Assembly, 1960.
6. S.B. 35, First Session, 43rd General Assembly, 1961.
7. Colorado Legislative Council, "Sales Ratio Study" for 1957-1958, Part One (Research Publication No. 27, December, 1958) and Part Two (Research Publication No. 29, December, 1958); "Sales Ratio Study" for 1958-1959, Part One (Research Publication No. 34, December, 1959) and Part Two (Research Publication No. 35, December, 1959); "Sales Ratio Study" for 1959-1960, Part One (Research Publication No. 46, December, 1960) and Part Two (Research Publication No. 50, December, 1960); and "Sales Ratio Study" for the period of 3½ years ending December 31, 1960, Part One (Research Publication No. 51, September, 1961) and Part Two (Research Publication No. 58, December, 1961).

As noted in the Part I report issued as of September, 1961, the over-all farm ratio state-wide was slightly smaller for the period of eighteen months ending December 31, 1960, than it was for the preceding study period. For this reason, it is believed that the indicated additional exclusions of certificates from the computation of the sales ratios did not have large effect on the state-wide farm ratios, though it is possible that the effect was substantial in a few of the counties. It is noted that the revised "farm" letter was used throughout the three-year study period reported upon here, with the exception of the first half-year of said period.

Further discussion of the rationale of the methodology employed in the study led to the suggestion that an old one-family dwelling is sometimes bought under circumstances involving a contemplated change of use. Accordingly, many letters were sent (for certificates filed during the year ending June 30, 1960) to the buyers of one-family dwellings over 48 years old to determine whether a change of use was planned. When this was found to be the case, the certificate was discarded. Because no change of use was indicated in an estimated 95 per cent plus of the cases, such letters have not been used in the processing of certificates filed since June 30, 1960.

The number of usable certificates available for five of the counties (Hinsdale, Lake, Mineral, Ouray, and San Juan) from the first year of the study, particularly for rural properties, was so small that no attempt was made to determine urban and rural ratios for them separately in that year. Instead, one ratio was computed for each of these counties based upon all of its usable certificates. In the interest of consistency, this method of computation was employed in the determination of the ratios for this group of counties for the second and third years of the study.

Because urban ratios have since been required by provisions of the Public School Foundation Act, it has been necessary to employ an alternative method of computation for the five counties. Ratios have been determined for them for urban areas and, to the extent feasible, for rural areas.⁸ The usual method of weighting the urban and rural ratios was then employed to obtain county-wide ratios.

For one of the five counties particularly, namely Mineral, this change of method has brought about a marked change in the computed county-wide ratio. The usable certificates for this county (exclusive of those for vacant urban land) total only 26 for the three-year period ending December 31, 1961. Of this total, 19 are for urban areas and only 7 are for rural areas; and the "total period" urban and rural ratios are 34.4 per cent and 14.3 per cent, respectively. Because of this disparity in the ratios and the fact that rural property far exceeds

8. Because there are two counties (Hinsdale and San Juan) for which there is not more than one usable rural certificate for one or more periods of the study and ratios based upon only one certificate are not used in the analysis, the county-wide ratios as reported here in such instances are based upon the respective combined certificates as in earlier years of the study. When there is no rural certificate for the period in question, the county-wide ratio (as shown) is merely the urban ratio.

urban property in dollar value, thus bringing about a heavy weighting of the low rural ratio, the effect is to make the county-wide ratio by this method sharply smaller than that obtained by the method used in the first two years of the study. Incidentally, this example highlights the need for appropriate weighting of the ratios for different property classes when there are significant differences among such ratios.

Results of the Study

The sales ratio studies have now progressed to the point that certain trends believed to be significant are beginning to emerge.

From the first year's study to the latest in the series there has been a decline in the state-wide ratio from 28.0 per cent to 25.7 per cent. As shown in Table I, the decline was less for urban areas than it was for rural areas.

Table I

SALES RATIOS: TOTAL, URBAN, AND RURAL FOR
EACH OF FOUR STUDY PERIODS^a

<u>Study Period</u>	<u>Total State</u>	<u>Total Urban</u>	<u>Total Rural</u>
1957-1958	28.0%	29.7%	24.3%
1958-1959	27.1	29.5	22.1
18 Months ^b	26.8	29.1	22.0
1961	25.7	27.9	21.1

a. All property classes combined exclusive of vacant urban land.

b. Period of eighteen months ending December 31, 1960.

With reference to the apparent halt in the decline in the rural ratio following the fiscal year 1958-1959, it should be noted that the period of 18 months ending December 31, 1960, marks the beginning of the use of the "farm" letter in the processing of the conveyance certificates. Because its use apparently had the effect of holding the rural ratio up somewhat, the decline in this ratio as shown is believed to be an understatement of the true decline over the period.

With one exception, all property classes reflect the over-all decline in the ratio noted above (Table II). The exception to the general rule is miscellaneous rural land without improvements. In explanation, it is suggested (1) that there appears to be a tendency on the part of assessors to assess more or less marginal land on a "flat" basis and (2) that land bought for development purposes is probably more valuable than the average land (without improvements) that is available for purchase, leaving the less valuable land for subsequent purchase. If the assessed value is substantially uniform and the market price declines (reflecting decreased value of property sold)

the sales ratio rises correspondingly. The same tendency appears to exist in reference to agricultural land without improvements in that the ratio decline for this property class is smaller than that for agricultural land with improvements.

Table II

SALES RATIOS BY CLASS OF PROPERTY STATE-WIDE IN COLORADO
Fiscal Year 1957-1958 and Calendar Year 1961

<u>Class of Property</u>	<u>No. of Certificates</u>		<u>Sales Ratios</u>	
	<u>1957-1958</u>	<u>1961</u>	<u>1957-1958</u>	<u>1961</u>
One-family Dwellings				
1-8 years old	8,579	10,292	31.8%	29.9%
9-18 years old	2,455	4,740	29.1	27.2
19-28 years old	917	1,288	27.0	25.0
29-48 years old	2,603	2,858	24.6	22.9
Over 48 years old	2,470	3,582	22.0	21.1
All Ages Combined	17,024	22,760	28.1	26.4
Multi-family Dwellings	628	1,093	31.3	28.4
Commercial Buildings	521	490	32.0	30.4
Industrial Buildings	93	119	37.1	36.0
Total Urban	18,266	24,462	29.7	27.9
Agric. land with impts.	799	469	25.7	21.2
Agric. land without impts.	448	252	20.2	17.9
Misc. rural land with impts.	1,184	2,829	25.6	24.0
Misc. rural land without impts.	893	1,093	16.7	17.7
Total Rural	3,324	4,643	24.3	21.1
Grand Total	21,590	29,105	28.0%	25.7%

A few counties run counter to the general trend of declining sales ratios, for ten of them the ratios for the latest study period are greater than those for the earliest and there are two counties of identical ratios (rounded to tenths of per cent) for the two study periods.

There are many reasons for this disparity in trend from county to county. There are, of course, marked differences among the counties in the over-all status of the economy. In El Paso county, for example, the rise in the ratio is believed to reflect, among other things perhaps, the decreasing impact upon the area of construction work at the Air Force Academy. Pueblo county is another example; it is known, of course, that business is generally less active there now than it was a few years ago. Again, this counter trend in some instances may well reflect efforts on the part of assessors to bring assessments more nearly up to the state-wide average. As pointed out throughout this series of reports, it is recognized that there may be a significant margin of error in the determination of the ratio when the number of certificates is small. Accordingly, it is noted that this limitation of the study may account for the counter trend in some instances.

Even though advances in market prices may be only a part of the picture of declining sales ratios state-wide, it is clear that increases in assessed values have not kept pace on the whole with market price rises.

Because the urban ratio is incorporated in the formula for the distribution of public school funds, interest naturally centers upon this phase of the study and specifically upon differences between average urban ratios for 3½ years as presented in the 1961 report and average urban ratios obtained from the current study for the three calendar years 1959, 1960, and 1961 combined. Both of these ratios are presented in Table III.

In the interpretation, it should be recognized that the difference for a given county should be considered in relation to the state-wide difference. To illustrate, there is a decline of 1.2 percentage points (from 32.1 per cent to 30.9 per cent) in the Denver ratio whereas the corresponding decline state-wide is 0.7 percentage points. Under these conditions Denver will receive less money from the state for school purposes than she would receive if the two declines were comparable. By the same token, the fact that the Pueblo county ratios for the two periods are identical means that Pueblo will receive more school money than she would receive if there were a ratio decline for this county comparable with that for the state.

No significant trend is discernible in the range within which the middle half of the sales ratios fall when arranged from low to high. While this spread was greatest for the first study period, the spreads of the second and latest study periods are found to be practically identical on the whole.

For summary data on number of certificates, sales ratios, and the middle-fifty-per-cent spread for each county, see Table III, and for similar data for each class of property state-wide, see Table IV. The county sales ratios for 1961 and 1959-1961 are presented in Chart I and Chart II, respectively.

CHART I

SALES RATIOS BY COUNTIES OF COLORADO FOR THE YEAR ENDING DECEMBER 31, 1961

County	Sales Ratio
MOFFAT	16.6
ROUTT	25.7
JACKSON	19.1*
LARIMER	24.0
WELD	22.6
LOGAN	23.5
SEDGWICK	20.2
PHILLIPS	22.3
MORGAN	25.9
WASHINGTON	17.5
YUMA	21.0
RIO BLANCO	19.9
GRAND	19.9
BOULDER	25.9
ADAMS	27.2
DENVER	29.6
ARAPAHOE	26.0
GARFIELD	21.6
EAGLE	20.6
SUMMIT	18.1
GILPIN	15.0
CLEAR CREEK	19.4
JEFFERSON	25.8
PARK	24.0
DOUGLAS	20.0
ELBERT	17.7
LINCOLN	17.1
KIT CARSON	18.0
MESA	28.7
PITKIN	25.4*
LAKE	20.1
CHAFFEE	25.3
DELTA	21.2
GUNNISON	17.5
TELLER	20.5
EL PASO	24.5
CHEYENNE	18.1
MONTROSE	26.3
FREMONT	21.9
PUEBLO	24.5
EL PASO	24.5
KIOWA	16.7
OURAY	26.3
SAGUACHE	21.7
CROWLEY	24.8
BENT	27.7
PROWERS	28.5
SAN MIGUEL	29.1
HINSDALE	28.7*
GUSTER	26.5
OTERO	31.5
DOLORES	26.0*
SAN JUAN	38.2
HUERFANO	29.3
ALAMOSA	25.2
LA PLATA	21.1
MINERAL	32.5
RIO GRANDE	31.1
COSTILLA	29.5
MONTEZUMA	20.5
ARCHULETA	21.0
CONEJOS	25.3
LAS ANIMAS	16.3
BACA	16.7

* For Urban Areas Only in The Counties of Dolores, Jackson, and Pitkin. Expressed in Percentage Form

* For Urban Areas Only in The Counties of Dolores, Jackson, and Pitkin. Expressed in Percentage Form

CHART II

SALES RATIO BY COUNTIES OF COLORADO FOR THE 3 YEARS ENDING DECEMBER 31, 1961

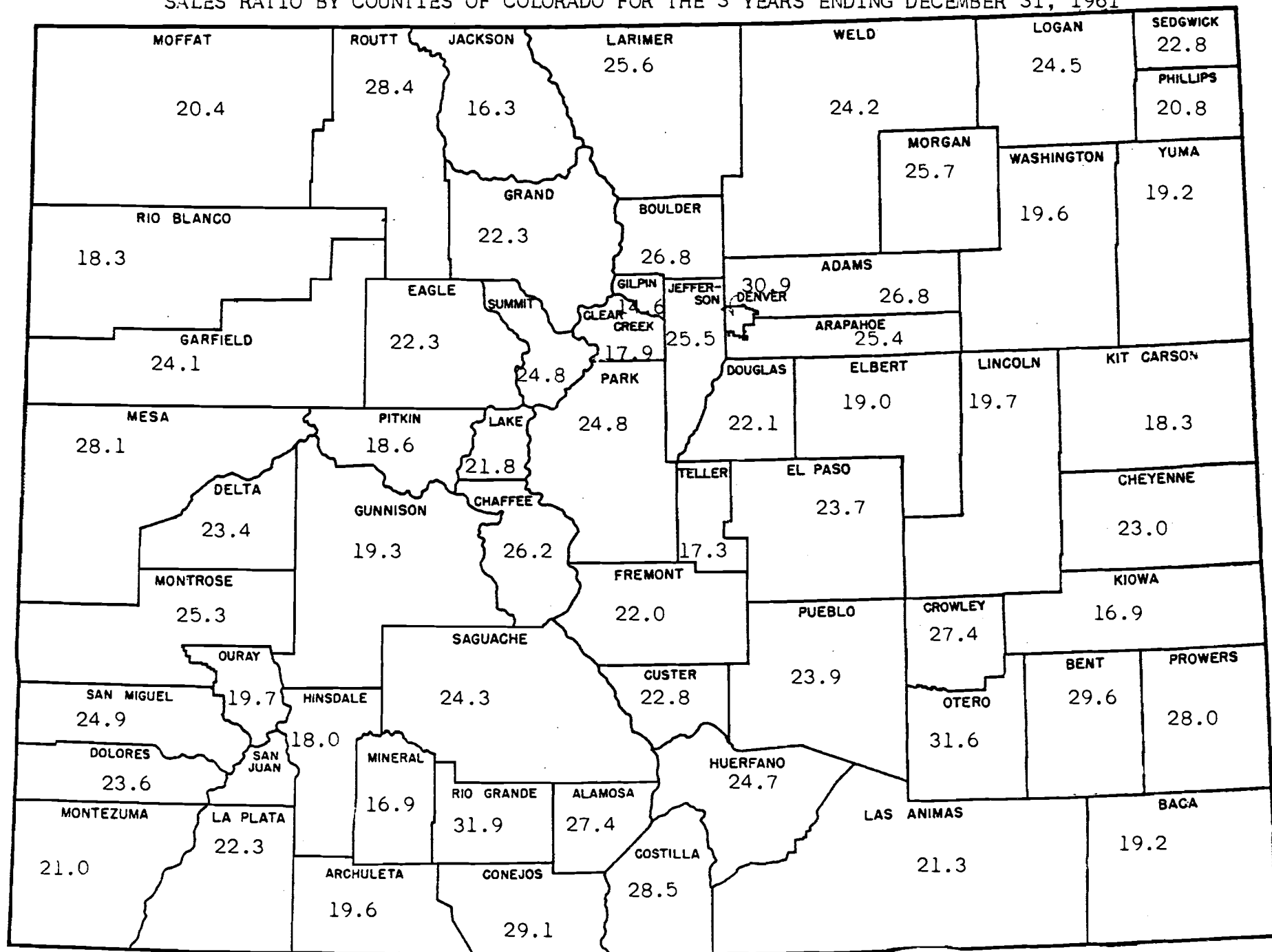


TABLE III

Average Sales Ratios, and Average Degree of Concentration of the
Middle Half of the Ratios by County: Total, Urban, and Rural
For Each of Two Periods and for Combined Periods^a

County and Year (or Period)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Adams												
July '59 - Dec. '60	3,053	25.6	4.0	6.4	2,278	30.3	3.8	4.4	775	18.4	4.2	9.5
Year 1961	2,422	27.2	2.3	5.0	1,951	29.6	2.1	6.3	471	22.6	2.7	2.5
July '57 - Dec. '60	6,316	27.0	4.0	4.6	5,195	29.8	3.7	4.6	1,121	21.9	4.7	4.6
Three-years '59-'61	6,297	26.8	3.5	4.3	4,969	29.9	3.7	4.6	1,328	21.3	3.3	3.9
Alamosa												
July '59 - Dec. '60	151	28.1	9.0	10.2	126	29.8	11.3	12.4	25	26.4	6.7	8.3
Year 1961	101	25.2	3.1	8.7	84	25.7	5.2	9.1	17	24.5	1.0	8.6
July '57 - Dec. '60	325	29.9	8.8	8.1	269	29.1	10.1	8.7	56	30.8	7.5	7.3
Three-years '59-'61	286	27.4	7.4	8.6	240	29.3	10.5	9.2	46	25.6	4.5	8.1
Arapahoe												
July '59 - Dec. '60	3,460	27.3	3.8	3.9	2,421	26.6	3.7	4.1	1,039	29.1	4.0	3.8
Year 1961	2,614	26.0	3.4	4.1	1,769	25.6	3.3	4.1	845	27.0	3.5	4.5
July '57 - Dec. '60	7,514	27.2	4.4	3.9	5,544	27.9	4.4	4.0	1,970	25.6	4.5	3.8
Three-years '59-'61	7,200	25.4	3.5	4.7	5,074	26.4	3.6	4.1	2,126	23.3	3.4	6.1
Archuleta												
July '59 - Dec. '60	42	22.0	1.0	4.8	22	23.9	2.3	12.5	20	21.6	0.6	4.1
Year 1961	72	21.0	---	---	14	29.2	7.3	12.4	58	19.7	1.5	1.5
July '57 - Dec. '60	86	20.3	0.5	12.4	49	26.1	3.3	11.6	37	19.3	---	---
Three-years '59-'61	123	19.6	1.8	11.7	39	27.0	4.3	12.2	84	18.4	1.0	12.1
Baca ^c												
July '59 - Dec. '60	100	18.1	3.4	12.0	85	32.2	5.0	21.6	15	16.3	3.1	10.9
Year 1961	60	16.7	3.7	7.3	44	29.7	6.0	6.7	16	15.5	3.4	7.4
July '57 - Dec. '60	259	20.2	3.5	7.2	169	29.7	2.7	17.9	90	18.8	3.7	5.5
Three-years '59-'61	200	19.2	4.1	8.5	151	30.7	4.0	20.5	49	17.6	4.1	6.7
Bent												
July '59 - Dec. '60	96	29.8	5.6	8.0	68	28.2	5.4	9.8	28	30.4	5.7	7.4
Year 1961	69	27.7	8.7	13.1	51	30.4	7.7	9.3	18	26.9	8.9	14.2
July '57 - Dec. '60	254	33.9	7.7	8.9	163	32.4	7.0	8.9	91	34.5	8.1	8.7
Three-years '59-'61	201	29.6	8.5	9.2	139	30.4	7.9	8.1	62	29.4	8.8	9.5

TABLE III
(continued)

County and Year (or Period)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Boulder												
July '59 - Dec. '60	1,943	27.0	4.7	4.6	1,554	29.8	4.2	4.1	389	20.3	5.9	6.0
Year 1961	1,522	25.9	3.4	3.5	1,257	28.0	3.3	3.7	265	20.4	3.2	3.3
July '57 - Dec. '60	4,235	28.4	4.4	4.8	3,396	30.3	4.2	4.4	839	23.3	4.9	6.2
Three-years '59-'61	3,907	26.8	3.7	4.6	3,126	29.1	3.6	3.8	781	21.1	3.9	6.3
Chaffee												
July '59 - Dec. '60	161	26.3	4.9	10.1	128	27.3	4.6	5.0	33	25.0	5.5	17.2
Year 1961	89	25.3	6.5	4.2	73	25.6	7.6	3.0	16	25.0	5.0	5.8
July '57 - Dec. '60	389	26.8	4.7	8.3	317	27.7	5.2	7.6	72	25.5	4.0	9.3
Three-years '59-'61	310	26.2	5.0	6.6	251	27.0	6.1	5.6	59	25.0	3.2	8.2
Cheyenne												
July '59 - Dec. '60	40	20.7	6.0	6.6	32	44.3	15.2	13.0	8	19.1	5.8	5.2
Year 1961	22	18.1	1.4	0.3	14	24.5	5.6	6.4	8	17.4	0.8	0.5
July '57 - Dec. '60	100	24.6	5.5	8.6	51	41.8	12.6	10.8	49	23.1	4.9	8.3
Three-years '59-'61	80	23.0	4.7	8.5	50	39.2	13.7	14.3	30	21.6	3.8	8.2
Clear Creek												
July '59 - Dec. '60	208	19.3	3.7	13.3	72	18.3	4.0	20.9	136	20.3	3.3	5.5
Year 1961	148	19.4	3.1	6.8	40	20.7	4.0	7.6	108	18.3	2.4	6.1
July '57 - Dec. '60	383	19.3	3.5	8.9	158	18.7	3.3	10.7	225	19.8	3.7	7.2
Three-years '59-'61	395	17.9	3.5	8.9	131	19.6	4.4	11.1	264	16.6	2.8	7.1
Conejos ^c												
July '59 - Dec. '60	68	34.8	10.8	16.0	47	32.9	7.5	21.0	21	35.4	11.8	14.7
Year 1961	40	25.3	1.6	4.6	23	30.3	5.0	18.9	17	24.5	1.0	2.8
July '57 - Dec. '60	188	34.1	10.0	16.7	105	36.7	12.0	19.0	83	33.5	9.5	16.1
Three-years '59-'61	137	29.1	4.7	14.5	81	33.7	8.2	10.4	56	28.0	3.9	15.5
Costilla ^c												
July '59 - Dec. '60	46	30.7	6.1	17.0	18	29.3	5.2	47.7	28	31.0	6.3	9.8
Year 1961	20	29.5	1.9	44.5	4	47.9	1.8	55.2	16	27.9	0.6	45.7
July '57 - Dec. '60	111	31.6	4.8	30.2	35	32.1	7.5	44.0	76	31.5	4.2	26.9
Three-years '59-'61	77	28.5	3.6	34.5	24	29.5	6.2	41.6	53	28.3	3.1	33.2
Crowley												
July '59 - Dec. '60	55	33.6	7.1	9.9	36	30.2	5.9	16.4	19	34.8	7.5	7.6
Year 1961	47	24.8	2.6	8.4	32	24.7	2.9	8.2	15	24.8	2.5	8.4
July '57 - Dec. '60	143	30.2	5.3	17.5	94	33.1	7.9	14.2	49	29.4	4.5	18.4
Three-years '59-'61	124	27.4	4.4	12.8	81	28.9	4.1	12.2	43	27.0	4.5	13.0

TABLE III
(continued)

County and Year (or Period)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Custer^d												
July '59 - Dec. '60	38	24.7	8.6	11.9	16	27.4	3.4	20.4	22	24.4	9.2	10.9
Year 1961	18	26.5	2.5	4.4	14	25.5	4.2	11.1	4	27.3	0.8	0.2
July '57 - Dec. '60	114	22.9	6.7	11.3	52	23.8	5.2	15.3	62	22.8	6.9	10.7
Three-years '59-'61	70	22.8	6.1	8.8	37	27.1	2.8	19.8	33	22.3	6.5	7.7
Delta												
July '59 - Dec. '60	273	22.9	5.5	7.0	159	25.7	5.7	8.3	114	21.0	5.3	6.0
Year 1961	177	21.2	4.3	6.4	101	24.5	3.4	7.0	76	18.9	4.6	6.1
July '57 - Dec. '60	783	25.0	5.6	8.1	442	27.5	5.2	8.7	341	23.1	5.8	7.7
Three-years '59-'61	596	23.4	5.6	6.9	341	25.5	4.9	7.8	255	21.8	6.0	6.3
Denver												
July '59 - Dec. '60	11,322	31.9	5.2	5.1	11,322	31.9	5.2	5.1	---	---	---	---
Year 1961	7,878	29.6	4.6	5.2	7,878	29.6	4.6	5.2	---	---	---	---
July '57 - Dec. '60	24,026	32.1	5.0	5.3	24,026	32.1	5.0	5.3	---	---	---	---
Three-years '59-'61	22,345	30.9	4.9	5.2	22,345	30.9	4.9	5.2	---	---	---	---
Dolores												
July '59 - Dec. '60	26	22.1	---	---	21	29.6	4.8	8.0	5	20.5	---	---
Year 1961	17	e	---	---	16	26.0	3.9	7.1	1	e	---	---
July '57 - Dec. '60	94	24.7	6.8	7.5	62	31.8	7.6	3.9	32	23.1	6.6	8.3
Three-years '59-'61	68	23.6	7.9	6.9	53	28.0	5.4	5.4	15	22.5	7.9	7.5
Douglas												
July '59 - Dec. '60	142	25.7	2.9	4.3	31	26.0	2.4	2.9	111	25.6	3.8	5.9
Year 1961	116	20.0	2.7	6.1	39	25.3	0.9	2.4	77	18.8	2.9	7.0
July '57 - Dec. '60	297	18.4	3.1	6.7	90	26.3	2.8	7.7	207	16.9	2.9	6.7
Three-years '59-'61	300	22.1	1.8	3.5	84	26.7	2.1	3.3	216	21.0	1.5	3.7
Eagle												
July '59 - Dec. '60	44	27.7	2.6	17.0	33	29.3	3.5	13.2	11	27.2	2.3	18.3
Year 1961	28	20.6	4.5	7.9	19	25.9	1.3	9.3	9	19.1	4.4	8.3
July '57 - Dec. '60	112	24.5	6.5	9.8	76	34.2	8.5	19.5	36	22.1	5.8	8.0
Three-years '59-'61	86	22.3	5.8	7.1	60	31.1	5.9	8.2	26	20.1	5.5	7.2
Elbert^c												
July '59 - Dec. '60	60	20.0	3.1	9.0	35	30.5	8.8	9.4	25	19.2	2.6	9.0
Year 1961	30	17.7	3.3	3.6	14	22.4	5.7	7.7	16	17.5	3.1	3.5
July '57 - Dec. '60	161	19.7	3.4	9.3	77	31.9	11.4	20.2	84	18.9	2.9	8.6
Three-years '59-'61	121	19.0	3.5	6.6	58	26.4	7.8	11.4	63	18.4	3.1	6.3

TABLE III
(continued)

County and Year (or Period)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
El Paso												
July '59 - Dec. '60	3,883	23.7	4.7	4.4	3,741	24.5	4.3	4.1	142	20.1	6.2	5.8
Year 1961	2,562	24.5	4.0	5.2	2,486	25.1	3.6	5.0	76	21.3	5.3	6.3
July '57 - Dec. '60	8,247	23.0	4.1	4.4	7,905	23.7	3.8	4.2	342	20.0	5.8	5.3
Three-years '59-'61	7,478	23.7	4.2	4.8	7,187	24.5	3.9	4.5	291	20.1	5.3	6.2
Fremont												
July '59 - Dec. '60	432	22.5	3.9	9.2	379	22.1	3.4	6.7	53	23.1	4.8	12.9
Year 1961	268	21.9	4.2	5.8	205	22.3	4.1	6.6	63	21.4	4.4	4.6
July '57 - Dec. '60	1,022	22.7	3.9	6.5	878	22.7	4.1	5.7	144	22.6	3.7	7.7
Three-years '59-'61	900	22.0	4.0	6.4	740	22.4	3.9	5.2	160	21.5	4.1	8.1
Garfield												
July '59 - Dec. '60	213	26.7	7.9	10.2	158	24.2	4.4	13.5	55	29.0	11.2	7.1
Year 1961	131	21.6	3.8	9.8	98	23.6	4.5	9.6	33	20.3	3.3	10.0
July '57 - Dec. '60	498	25.2	5.4	11.6	348	24.7	4.5	13.9	150	25.6	6.0	9.7
Three-years '59-'61	430	24.1	5.7	9.9	308	23.9	4.2	11.7	122	24.2	6.8	8.6
Gilpin												
July '59 - Dec. '60	104	16.2	2.3	8.8	25	17.3	1.6	19.4	79	16.0	2.5	6.3
Year 1961	116	15.0	2.0	8.9	10	15.5	3.6	29.3	106	14.8	1.5	4.4
July '57 - Dec. '60	200	16.7	3.9	7.1	44	18.2	2.8	15.7	156	16.4	4.1	5.4
Three-years '59-'61	241	14.6	2.4	6.8	37	16.1	3.3	18.9	204	14.3	2.2	4.6
Grand												
July '59 - Dec. '60	142	27.2	4.4	8.0	70	26.7	4.4	9.2	72	27.6	4.4	7.1
Year 1961	100	19.9	4.7	5.3	58	25.0	4.2	6.9	42	16.9	4.9	4.4
July '57 - Dec. '60	308	23.3	4.0	8.6	154	26.3	5.2	10.9	154	21.2	3.2	7.0
Three-years '59-'61	283	22.3	3.5	9.6	147	26.2	4.8	8.7	136	19.8	2.7	10.1
Gunnison												
July '59 - Dec. '60	122	18.3	3.0	6.6	101	27.6	4.3	5.6	21	15.3	2.5	7.0
Year 1961	93	17.5	1.5	6.6	77	22.1	3.9	7.3	16	15.6	2.3	2.0
July '57 - Dec. '60	280	19.7	4.6	10.3	226	25.3	5.4	8.6	54	17.5	4.3	11.0
Three-years '59-'61	256	19.3	4.6	7.5	207	24.6	5.4	7.4	49	17.2	4.2	7.7
Hinsdale ^f												
July '59 - Dec. '60	17	19.9	1.7	11.1	16	20.1	1.9	10.9	1	e	---	---
Year 1961	3	e	---	---	3	28.7	3.2	5.8	0	e	---	---
July '57 - Dec. '60	29	20.8	1.8	10.2	26	21.1	2.1	9.9	3	e	---	---
Three-years '59-'61	22	18.0	1.9	14.5	20	20.8	0.8	10.2	2	17.1	2.1	15.9

TABLE III
(continued)

County and Year (or Period)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Huerfano												
July '59 - Dec. '60	126	20.2	5.1	9.7	98	33.2	11.6	10.7	28	14.3	2.2	9.2
Year 1961	70	29.3	6.2	9.2	51	33.0	6.7	10.5	19	26.2	5.7	8.1
July '57 - Dec. '60	317	21.2	4.7	14.8	218	29.8	7.6	16.2	99	16.2	3.0	14.2
Three-years '59-'61	241	24.7	6.6	6.6	176	32.5	9.2	9.6	65	19.6	4.8	4.8
Jackson												
July '59 - Dec. '60	19	e	---	---	18	36.3	8.8	15.7	1	e	---	---
Year 1961	9	e	---	---	7	19.1	0.5	4.8	2	e	---	---
July '57 - Dec. '60	57	18.6	5.4	9.5	41	32.9	7.2	10.6	16	16.8	5.2	9.4
Three-years '59-'61	36	16.3	1.9	15.2	28	33.6	7.7	8.9	8	14.4	1.1	16.1
Jefferson												
July '59 - Dec. '60	3,803	25.4	3.9	4.3	2,689	26.5	3.5	4.1	1,114	19.9	5.4	5.6
Year 1961	2,682	25.8	3.7	4.7	2,154	26.5	3.7	4.6	528	22.0	3.8	5.4
July '57 - Dec. '60	8,782	25.8	4.0	4.8	6,162	26.9	3.9	4.3	2,620	20.5	4.7	7.0
Three-years '59-'61	2,556	25.5	4.0	4.9	5,605	26.9	4.0	4.2	1,951	19.3	3.9	7.7
Kiowa												
July '59 - Dec. '60	37	18.1	1.8	7.7	25	26.8	4.4	5.9	12	16.7	2.1	7.2
Year 1961	16	16.7	2.3	2.4	6	26.7	4.7	7.3	10	15.2	1.0	3.6
July '57 - Dec. '60	143	24.9	5.3	6.9	57	27.1	3.5	5.5	86	24.4	5.7	7.3
Three-years '59-'61	91	16.9	1.1	6.5	43	27.6	3.6	5.8	48	15.4	0.7	0.1
Kit Carson												
July '59 - Dec. '60	123	16.9	3.1	6.8	105	30.3	7.6	14.1	18	14.6	2.4	5.5
Year 1961	65	18.0	2.2	2.5	55	31.8	4.7	6.1	10	15.5	1.8	1.9
July '57 - Dec. '60	324	21.3	4.4	7.0	211	33.7	7.7	13.8	113	18.7	3.6	5.7
Three-years '59-'61	254	18.3	2.7	4.9	198	30.3	6.2	12.0	56	16.0	2.1	3.6
Lake ^f												
July '59 - Dec. '60	97	22.4	7.3	5.2	83	23.2	8.3	4.6	14	14.5	---	---
Year 1961	75	20.1	5.9	8.7	58	19.9	6.1	8.6	17	25.2	3.0	9.9
July '57 - Dec. '60	213	21.8	7.8	5.5	192	22.9	8.4	4.7	21	12.1	---	---
Three-years '59-'61	194	21.8	7.3	6.5	161	22.4	8.2	5.4	33	15.1	---	---
La Plata												
July '59 - Dec. '60	359	21.0	4.8	8.5	259	21.9	4.7	7.2	100	20.1	4.9	9.8
Year 1961	231	21.1	4.1	5.9	169	24.5	3.2	5.9	62	18.4	4.6	6.0
July '57 - Dec. '60	846	22.7	4.9	6.8	591	23.8	3.2	5.4	255	21.6	6.5	8.1
Three-years '59-'61	694	22.3	5.1	6.2	494	24.4	4.5	4.3	200	20.4	5.5	7.9

TABLE III
(continued)

County and Year (or Period)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Larimer ^g												
July '59 - Dec. '60	1,757	26.5	6.3	8.3	1,426	27.2	4.4	8.1	331	25.3	9.9	8.5
Year 1961	1,132	24.0	3.6	5.1	931	25.1	4.0	4.8	201	22.3	3.0	5.7
July '57 - Dec. '60	3,960	27.4	5.8	7.0	3,121	27.9	5.3	6.2	839	26.5	6.7	8.5
Three-years '59-'61	3,485	25.6	5.5	6.7	2,816	26.7	5.9	6.5	669	23.7	4.9	6.9
Las Animas ^h												
July '59 - Dec. '60	135	21.6	6.2	34.1	106	30.4	10.3	14.9	29	17.7	4.6	43.1
Year 1961	104	16.3	2.2	5.7	74	25.9	4.8	8.2	30	13.9	1.8	4.7
July '57 - Dec. '60	436	23.8	6.3	20.4	339	32.4	8.3	19.6	97	19.8	5.3	20.9
Three-years '59-'61	320	21.3	5.4	16.6	240	32.5	10.3	11.9	80	16.9	3.8	18.1
Lincoln												
July '59 - Dec. '60	72	20.8	4.5	5.0	61	22.7	3.9	7.4	11	20.3	4.6	4.5
Year 1961	61	17.1	2.3	4.4	47	30.9	4.9	15.3	14	15.2	1.9	2.9
July '57 - Dec. '60	198	22.5	5.2	4.0	108	24.9	5.1	5.2	90	21.9	5.3	3.8
Three-years '59-'61	177	19.7	2.9	7.3	125	26.8	4.4	21.9	52	18.4	2.6	4.6
Logan ^g												
July '59 - Dec. '60	398	24.2	3.2	8.4	353	29.1	4.4	13.6	45	21.2	2.5	5.2
Year 1961	269	23.5	4.0	6.4	223	25.1	3.2	5.7	46	22.5	4.6	6.9
July '57 - Dec. '60	1,003	24.8	4.8	6.9	863	28.9	4.3	7.3	140	22.1	5.1	6.6
Three-years '59-'61	856	24.5	4.4	7.4	730	28.8	4.1	8.8	126	21.8	4.6	6.5
Mesa												
July '59 - Dec. '60	1,206	27.9	4.2	4.8	914	29.9	3.6	4.1	292	25.4	5.1	5.8
Year 1961	866	28.7	4.3	5.8	433	29.1	2.9	5.0	433	28.1	6.1	6.9
July '57 - Dec. '60	3,123	27.2	4.4	5.9	2,417	28.3	3.8	5.7	706	25.6	5.0	6.2
Three-years '59-'61	2,619	28.1	4.3	5.7	1,751	29.4	3.5	5.2	868	26.2	5.2	6.6
Mineral ^f												
July '59 - Dec. '60	12	19.7	6.4	76.6	8	41.4	13.4	21.1	4	16.6	---	---
Year 1961	7	32.5	9.5	25.0	6	32.5	9.5	25.0	1	e	---	---
July '57 - Dec. '60	35	17.2	2.2	54.6	28	39.3	12.6	27.6	7	14.3	---	---
Three-years '59-'61	26	16.9	5.5	52.5	19	34.4	12.6	21.8	7	14.3	4.5	57.1
Moffat ^h												
July '59 - Dec. '60	100	23.3	6.3	7.8	90	23.7	4.9	6.1	10	23.0	8.5	9.9
Year 1961	69	16.6	3.6	5.6	62	21.4	2.9	4.2	7	14.9	3.8	6.0
July '57 - Dec. '60	258	24.7	7.2	7.6	197	26.4	4.8	5.0	61	23.1	9.4	10.0
Three-years '59-'61	216	20.4	5.9	5.1	186	24.0	5.1	6.2	30	17.6	6.5	4.3

TABLE III
(continued)

County and Year (or Period)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Montezuma												
July '59 - Dec. '60	165	21.6	5.9	8.2	127	27.9	5.1	8.5	38	18.3	6.4	8.1
Year 1961	110	20.5	4.2	6.0	90	23.9	5.7	9.8	20	18.4	3.2	3.6
July '57 - Dec. '60	425	21.6	5.6	7.6	298	26.2	6.7	8.9	127	19.0	5.1	6.8
Three-years '59-'61	336	21.0	4.6	8.8	250	24.9	4.1	12.6	86	18.7	4.9	6.6
Montrose												
July '59 - Dec. '60	240	24.3	5.0	11.1	160	27.7	6.5	19.3	80	22.0	3.9	5.7
Year 1961	148	26.3	6.7	4.9	93	30.2	8.0	5.4	55	23.8	5.8	4.6
July '57 - Dec. '60	597	24.7	5.3	7.9	398	27.5	6.4	9.5	199	22.7	4.4	6.8
Three-years '59-'61	483	25.3	6.0	7.2	313	29.2	8.3	9.6	170	22.8	4.6	5.6
Morgan												
July '59 - Dec. '60	446	24.8	3.5	6.8	375	28.9	4.5	8.2	71	22.3	2.9	6.0
Year 1961	347	25.9	5.6	5.5	305	30.0	5.1	6.0	42	23.4	5.9	5.1
July '57 - Dec. '60	1,012	26.9	5.4	7.3	794	29.6	5.3	7.5	218	25.0	5.4	7.2
Three-years '59-'61	936	25.7	4.6	7.1	783	29.1	4.0	9.0	153	23.4	4.9	6.1
Otero												
July '59 - Dec. '60	573	31.5	5.2	8.5	499	31.8	5.2	7.8	74	31.0	5.2	9.6
Year 1961	351	31.5	6.8	7.2	301	32.4	5.7	8.1	50	30.3	8.4	6.2
July '57 - Dec. '60	1,253	31.9	6.0	10.2	1,070	33.3	5.8	10.4	183	30.2	6.4	9.8
Three-years '59-'61	1,140	31.6	6.9	9.2	985	32.4	5.7	7.3	155	30.5	8.4	11.7
Ouray ^f												
July '59 - Dec. '60	35	19.3	5.6	6.6	24	27.6	7.8	10.4	11	17.0	---	---
Year 1961	16	26.3	7.0	13.2	13	33.4	10.2	40.4	3	24.0	6.0	4.5
July '57 - Dec. '60	99	21.2	1.5	11.3	55	27.5	6.7	9.1	44	19.2	---	---
Three-years '59-'61	66	19.7	3.4	15.6	43	29.5	7.7	18.1	23	17.2	2.4	14.9
Park												
July '59 - Dec. '60	146	26.9	7.8	3.6	50	25.6	5.9	9.9	96	27.2	8.2	2.0
Year 1961	119	24.0	3.7	12.2	29	29.3	5.4	12.4	90	23.0	5.7	8.4
July '57 - Dec. '60	287	23.1	7.1	6.5	99	26.8	5.1	15.9	188	22.3	7.5	4.6
Three-years '59-'61	313	24.8	9.2	3.9	88	27.3	7.1	8.5	225	24.3	9.6	2.9
Phillips ⁿ												
July '59 - Dec. '60	70	21.5	3.2	7.7	59	24.4	4.5	10.4	11	20.9	3.0	7.0
Year 1961	52	22.3	1.5	3.0	49	30.0	8.3	7.8	3	20.0	---	---
July '57 - Dec. '60	210	20.6	2.9	4.6	152	27.8	4.0	9.2	58	19.3	2.7	3.9
Three-years '59-'61	159	20.8	3.8	5.8	133	28.3	5.6	14.7	26	19.5	3.4	4.3

TABLE III
(continued)

County and Year (or Period)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Pitkin												
July '59 - Dec. '60	97	18.7	3.4	3.4	66	20.0	5.3	3.6	31	17.7	1.6	2.3
Year 1961	30	e	---	---	27	25.4	5.5	10.4	3	e	---	---
July '57 - Dec. '60	225	18.6	3.8	5.4	152	19.9	4.7	4.2	73	17.6	3.1	6.4
Three-years '59-'61	174	18.6	4.2	4.1	115	20.8	5.4	6.4	59	17.0	3.3	2.7
Prowers												
July '59 - Dec. '60	246	28.8	5.5	4.8	226	30.7	4.7	6.4	20	27.6	5.9	3.9
Year 1961	138	28.5	6.4	6.9	110	31.0	4.3	8.4	28	27.1	7.4	6.2
July '57 - Dec. '60	545	29.1	6.6	8.3	441	30.5	4.2	9.1	104	28.1	8.0	8.0
Three-years '59-'61	484	28.0	5.5	5.8	395	30.5	4.5	6.7	89	26.6	6.1	5.2
Pueblo												
July '59 - Dec. '60	2,262	23.6	5.0	5.9	1,976	25.4	5.1	5.1	286	20.8	4.9	7.2
Year 1961	1,590	24.5	5.3	5.7	1,279	25.8	4.8	4.4	311	22.2	6.0	8.2
July '57 - Dec. '60	5,206	23.8	4.7	5.7	4,727	25.4	4.7	4.8	479	21.0	4.4	7.1
Three-years '59-'61	4,645	23.9	4.9	6.1	3,972	25.4	4.8	4.7	673	21.2	4.9	8.5
Rio Blanco												
July '59 - Dec. '60	52	26.0	1.8	12.6	48	28.8	4.6	9.8	4	24.6	---	---
Year 1961	44	19.9	---	---	38	25.1	3.0	3.9	6	17.7	1.7	6.5
July '57 - Dec. '60	148	24.5	7.9	16.6	124	32.5	8.9	11.9	24	21.3	7.5	18.4
Three-years '59-'61	106	18.3	3.2	19.1	92	27.1	3.9	6.3	14	15.4	2.2	22.9
Rio Grande												
July '59 - Dec. '60	139	31.4	4.9	9.6	111	29.5	5.2	8.9	28	32.5	4.8	10.0
Year 1961	82	31.1	4.5	7.2	66	28.5	2.7	10.9	16	32.5	5.5	5.2
July '57 - Dec. '60	375	32.4	8.8	10.1	286	31.5	5.5	8.0	89	32.9	10.5	11.0
Three-years '59-'61	276	31.9	5.8	6.4	220	30.3	4.9	7.4	56	32.8	6.3	5.8
Routt												
July '59 - Dec. '60	162	29.4	4.6	14.2	121	34.6	5.9	12.8	41	27.7	4.2	14.7
Year 1961	84	25.7	2.6	13.8	70	31.4	3.0	51.4	14	24.0	2.5	2.5
July '57 - Dec. '60	398	29.6	4.7	14.1	295	36.8	5.9	14.7	103	27.5	4.4	13.8
Three-years '59-'61	303	28.4	3.7	16.7	234	33.8	4.7	23.2	69	26.7	3.4	14.5
Saguache												
July '59 - Dec. '60	43	31.6	5.8	9.7	31	33.6	4.5	13.4	12	31.1	6.0	9.0
Year 1961	49	21.7	2.3	35.3	38	31.9	9.8	29.5	11	20.1	1.1	36.2
July '57 - Dec. '60	106	36.1	7.7	12.5	75	34.1	6.8	16.3	31	36.6	8.0	11.5
Three-years '59-'61	105	24.3	---	---	79	33.7	8.2	19.7	26	22.7	---	---

TABLE III
(continued)

County and Year (or Period)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
San Juan ^f												
July '59 - Dec. '60	30	28.1	8.4	7.7	30	28.1	8.4	7.7	0	e	---	---
Year 1961	12	38.2	12.2	7.8	12	38.2	12.2	7.8	0	e	---	---
July '57 - Dec. '60	54	32.1	9.3	12.7	53	31.6	8.8	13.2	1	e	---	---
Three-years '57-'61	49	30.7	9.6	9.6	49	30.7	9.6	9.6	0	e	---	---
San Miguel												
July '59 - Dec. '60	53	33.6	3.3	10.0	47	32.4	2.7	20.0	6	33.9	3.4	7.1
Year 1961	30	29.1	5.9	7.5	22	37.5	9.5	10.9	8	27.4	5.2	6.8
July '57 - Dec. '60	110	29.5	4.8	21.5	86	35.4	6.7	28.9	24	28.2	4.4	19.9
Three-years '57-'61	95	24.9	3.9	14.5	76	34.1	5.4	20.9	19	23.2	3.7	13.3
Sedgwick ^g												
July '59 - Dec. '60	79	21.9	6.5	7.8	69	29.8	7.4	19.7	10	19.5	6.3	4.0
Year 1961	44	20.2	1.3	6.2	41	25.2	3.0	10.7	3	19.1	2.1	1.9
July '57 - Dec. '60	171	21.8	4.0	6.8	135	29.9	4.4	18.9	36	19.3	3.8	3.2
Three-years '57-'61	151	22.8	3.7	3.9	131	29.0	4.3	3.7	20	20.7	3.5	3.9
Summit												
July '59 - Dec. '60	39	27.7	8.4	15.0	25	28.3	5.5	26.6	14	27.6	8.9	13.2
Year 1961	33	18.1	7.0	11.4	22	21.8	7.1	14.2	11	17.6	8.8	7.9
July '57 - Dec. '60	97	24.5	8.7	16.6	60	29.8	5.3	24.3	37	23.7	9.0	15.7
Three-years '57-'61	89	24.8	6.9	15.9	55	25.5	5.5	18.4	34	24.6	7.1	15.6
Teller												
July '59 - Dec. '60	137	20.4	4.7	22.8	92	22.3	5.3	40.7	45	19.4	4.3	13.8
Year 1961	73	20.5	2.3	16.5	63	23.5	3.4	16.4	10	19.1	5.9	10.4
July '57 - Dec. '60	350	17.9	4.8	7.0	248	22.5	5.3	13.9	102	15.9	4.5	4.3
Three-years '57-'61	243	17.3	3.9	8.5	177	22.3	2.6	20.6	66	15.3	4.4	3.7
Washington												
July '59 - Dec. '60	86	19.2	4.0	8.2	64	27.5	4.8	10.5	22	18.5	3.9	8.1
Year 1961	47	17.5	2.9	5.6	31	21.4	2.3	6.5	16	17.2	2.8	5.7
July '57 - Dec. '60	234	21.1	3.3	6.2	126	28.1	2.9	13.0	108	20.5	3.3	5.6
Three-years '57-'61	180	19.6	4.0	5.9	109	27.1	3.1	14.9	71	18.9	3.9	5.3
Weld												
July '59 - Dec. '60	1,609	25.4	6.0	6.7	1,369	28.5	4.7	8.2	240	23.8	6.6	6.0
Year 1961	1,215	22.6	4.3	6.5	1,059	25.3	3.5	6.4	156	21.2	4.6	6.6
July '57 - Dec. '60	3,360	25.8	5.9	6.9	2,786	28.7	4.8	8.0	574	24.4	6.5	6.3
Three-years '57-'61	3,362	24.2	5.5	6.9	2,834	27.1	4.4	7.1	528	22.8	6.1	6.8

TABLE III
(continued)

County and Year (or Period)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^b	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Yuma												
July '59 - Dec. '60	119	18.4	1.6	4.3	92	28.7	4.0	4.6	27	16.7	1.3	4.2
Year 1961	72	21.0	3.2	5.3	54	29.1	2.6	7.2	18	19.4	3.3	5.0
July '57 - Dec. '60	322	18.6	3.2	6.3	207	26.7	5.7	10.1	115	7.1	2.7	5.5
Three-years '57-'61	247	19.2	3.3	5.1	177	27.5	2.7	9.0	70	17.6	3.4	4.4
Total												
July '59 - Dec. '60	41,313	26.8	4.7	6.4	34,890	29.1	4.7	5.7	6,423	22.0	5.0	7.9
Year 1961	29,105	25.7	4.0	5.7	24,462	27.9	4.2	5.3	4,643	21.1	3.8	6.1
July '57 - Dec. '60	91,753	27.3	4.9	6.1	77,163	29.4	4.7	5.5	14,590	22.8	5.2	7.4
Three-years '57-'61	83,240	26.3	4.5	6.1	69,862	28.7	4.6	5.5	13,378	21.4	4.4	7.4

a. All property classes except vacant urban land.

b. Average range above and below the average sales ratio within which the middle half of the sales ratios fall when arranged from low to high.

c. Exclusive of commercial buildings in 1961.

d. Exclusive of agricultural land with improvements in 1961.

e. Insufficient data for determination of the sales ratio.

f. See text, page 2, for a statement concerning methodology.

g. Exclusive of industrial buildings in 1961.

h. Exclusive of commercial and industrial buildings in 1961.

i. Exclusive of industrial buildings in all study periods.

TABLE IV

Average Sales Ratios and Average Degree of Concentration of
the Middle Half of the Ratios Statewide by Class of Property
For Each of Two Periods and for Combined Periods.

Class of Property and Year (or Period)	No. of Certif- icates	Average Sales Ratio	Range in Pct. Pts. ^a	
			Below Aver. Ratio	Above Aver. Ratio
One-family dwellings				
1 to 8 years old				
July '59 - Dec. '60	15,509	31.0	2.9	2.9
Year 1961	10,292	29.9	2.6	2.7
July '57 - Dec. '60	35,635	31.4	2.8	3.0
Three-years '59-'61	30,732	30.7	3.0	3.0
9 to 18 years old				
July '59 - Dec. '60	5,832	28.2	3.1	3.4
Year 1961	4,740	27.2	3.0	3.5
July '57 - Dec. '60	11,934	28.6	3.3	3.4
Three-years '59-'61	12,159	27.9	3.2	3.4
19 to 28 years old				
July '59 - Dec. '60	1,630	26.5	3.7	4.7
Year 1961	1,288	25.0	3.7	4.3
July '57 - Dec. '60	3,579	26.7	3.8	4.7
Three-years '59-'61	3,369	25.9	3.8	4.4
29 to 48 years old				
July '59 - Dec. '60	4,409	23.6	3.7	4.3
Year 1961	2,858	22.9	3.6	4.2
July '57 - Dec. '60	10,198	24.0	3.8	4.4
Three-years '59-'61	8,663	23.4	3.7	4.3
Over 48 years old				
July '59 - Dec. '60	5,135	21.8	4.3	5.2
Year 1961	3,582	21.1	4.2	5.1
July '57 - Dec. '60	10,679	21.8	4.4	5.2
Three-years '59-'61	10,136	21.5	4.3	5.2
All Ages Combined				
July '59 - Dec. '60	32,515	27.3	3.3	3.8
Year 1961	22,760	26.4	3.2	3.7
July '57 - Dec. '60	72,025	27.7	3.4	3.8
Three-years '59-'61	65,059	27.0	3.3	3.8

TABLE IV
(continued)

<u>Class of Property and Year (or Period)</u>	<u>No. of Certif- icates</u>	<u>Average Sales Ratio</u>	<u>Range in Pct. Pts.^a</u>	
			<u>Below Aver. Ratio</u>	<u>Above Aver. Ratio</u>
Multi-family dwellings				
July '59 - Dec. '60	1,405	30.6	5.7	5.3
Year 1961	1,093	28.4	5.5	5.0
July '57 - Dec. '60	2,841	30.7	5.8	5.1
Three-years '59-'61	2,882	29.6	5.6	5.1
Commercial buildings				
July '59 - Dec. '60	758	33.3	8.2	10.0
Year 1961	490	30.4	5.9	9.6
July '57 - Dec. '60	1,853	33.0	7.8	10.2
Three-years '59-'61	1,528	31.9	7.0	10.0
Industrial buildings				
July '59 - Dec. '60	212	34.1	7.2	11.5
Year 1961	119	36.0	8.1	9.1
July '57 - Dec. '60	444	34.6	7.3	8.7
Three-years '59-'61	393	34.6	7.9	8.8
Total Urban				
July '59 - Dec. '60	34,890	29.1	4.7	5.7
Year 1961	24,462	27.9	4.2	5.3
July '57 - Dec. '60	77,163	29.4	4.7	5.5
Three-years '59-'61	77,321	28.4	4.6	5.5
Agric. land having impts.				
July '59 - Dec. '60	709	23.0	5.6	8.5
Year 1961	469	21.2	3.6	6.0
July '57 - Dec. '60	2,513	23.7	5.5	7.8
Three-years '59-'61	1,729	21.9	4.5	7.8
Agric. land having no impts.				
July '59 - Dec. '60	347	16.9	3.2	7.6
Year 1961	252	17.9	3.4	6.2
July '57 - Dec. '60	1,568	18.5	4.1	6.8
Three-years '59-'61	1,008	17.2	3.4	6.7

TABLE IV
(continued)

<u>Class of Property and Year (or Period)</u>	<u>No. of Certif- icates</u>	<u>Average Sales Ratio</u>	<u>Range in Pct. Pts.^a</u>	
			<u>Below Aver. Ratio</u>	<u>Above Aver. Ratio</u>
Misc. rural land having impts.				
July '59 - Dec. '60	3,714	25.6	5.3	6.3
Year 1961	2,829	24.0	4.5	8.2
July '57 - Dec. '60	6,859	25.4	5.3	6.3
Three-years '59-'61	7,396	25.0	5.2	6.1
Misc. rural land having no impts.				
July '59 - Dec. '60	1,653	16.5	4.8	8.3
Year 1961	1,093	17.7	4.1	6.1
July '57 - Dec. '60	3,650	17.1	4.7	8.0
Three-years '59-'61	3,245	16.6	4.4	8.3
Total Rural				
July '59 - Dec. '60	6,423	22.0	5.0	7.9
Year 1961	4,643	21.1	3.8	6.1
July '57 - Dec. '60	14,590	22.8	5.2	7.4
Three-years '59-'61	13,378	21.4	4.4	7.4
All Classes Combined				
July '59 - Dec. '60	41,313	26.8	4.7	6.4
Year 1961	29,105	25.7	4.0	5.7
July '57 - Dec. '60	91,753	27.3	4.9	6.1
Three-years '59-'61	83,240	26.3	4.5	6.1

a. Average range above and below the average sales ratio within which the middle half of the ratios fall when arranged from low to high.